075.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,109,300 / 1,109,300
					USE VALUE:	1,109,300 / 1,109,300
					ASSESSED:	1,109,300 / 1,109,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LACROIX RICHARD L J & ELLEN
Owner 2:	
Owner 3:	
Street 1:	44 ROBIN HOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LACROIX RICHARD L J & ELLEN -
Owner 2:	TRS/ LACROIX FAMILY IRREVOCABL -
Street 1:	44 ROBIN HOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Stucco Exterior and 2770 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	574,300	4,800	530,200	1,109,300
Total Card	0.258	574,300	4,800	530,200	1,109,300
Total Parcel	0.258	574,300	4,800	530,200	1,109,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.47 | /Parcel: 400.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

47292

GIS Ref

GIS Ref

Insp Date

11/07/16

!6253!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	574,400	4800	11,250.	530,300	1,109,500	1,109,500	Year End Roll	12/18/2019
2019	101	FV	436,400	4800	11,250.	530,300	971,500	971,500	Year End Roll	1/3/2019
2018	101	FV	436,400	4800	11,250.	454,500	895,700	895,700	Year End Roll	12/20/2017
2017	101	FV	444,000	4800	11,250.	424,200	873,000	873,000	Year End Roll	1/3/2017
2016	101	FV	444,000	4800	11,250.	363,600	812,400	812,400	Year End	1/4/2016
2015	101	FV	421,200	4800	11,250.	325,700	751,700	751,700	Year End Roll	12/11/2014
2014	101	FV	421,200	4800	11,250.	301,500	727,500	727,500	Year End Roll	12/16/2013
2013	101	FV	421,200	4800	11,250.	287,500	713,500	713,500		12/13/2012

PRINT

Date	Time
12/10/20	21:03:09

LAST REV

Date	Time
06/19/17	14:37:44

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6253

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LACROIX RICHARD	62796-306		10/17/2013	Convenience	10	No	No		
LACROIX RICHARD	55334-548		9/8/2010	Convenience	10	No	No		
	12100-671		10/29/1971		45,000	No	No		N

USER DEFINED

Prior Id # 1:	47292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2016	1301	Solar Pa	7,000	C				
2/29/2016	201	Add Bath	38,000		2/29/2016			Add bathroom and b
5/29/2015	593	Add Bath	18,000					
9/10/2013	1351	Re-Roof	11,463	C				
11/23/2011	1547	Add Bath	4,000					BUILD HBATH / ENCL
8/18/2011	886	Addition	15,000					TO GAR EXERCISE RO
9/13/2010	2005	Manual	10,000					GAR CONVERSION TO
7/2/2003	535	Porch	5,000			G6	GR FY06	
11/2/1992	566		20,000					ADD 14X24 GARAGE
9/21/1992	460		32,000					8X24 2ND FLOOR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2016	Inspected	DGM	D Mann
6/4/2015	Permit Insp	PC	PHIL C
1/22/2014	Info Fm Prmt	EMK	Ellen K
6/4/2012	Info Fm Prmt	BR	B Rossignol
4/24/2012	Info Fm Prmt	BR	B Rossignol
2/18/2009	Meas/Inspect	372	PATRIOT
11/29/1999	Inspected	267	PATRIOT
10/21/1999	Measured	263	PATRIOT
3/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	4									530,247						530,200	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,247 | Spl Credit | Total: 530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02906132
Const Adj.:	0.98745072
Adj $ / SQ:	127.018
Other Features:	114000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684493
Depreciation:	127316
Depreciated Total:	557177

COMMENTS

OF=2 DBL SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

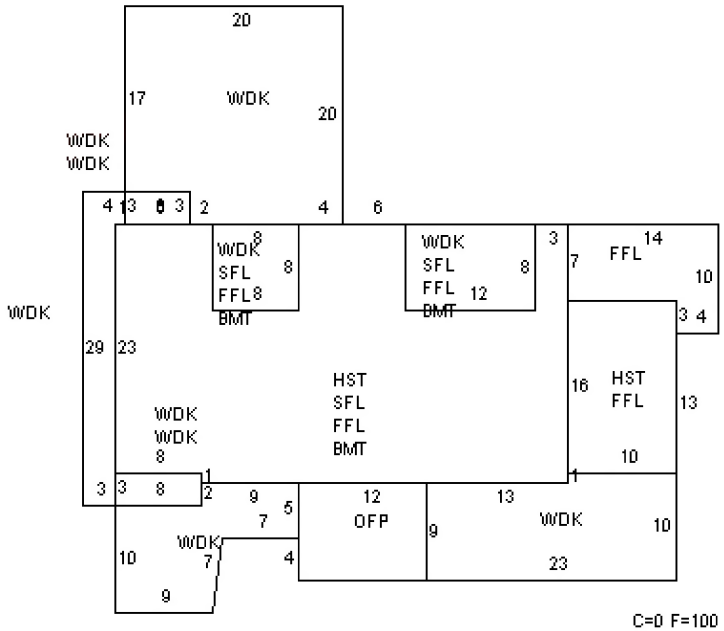
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.93
Special Features:	17100	Val/Su Net:	116.09
Final Total:	574300	Val/Su SzAd	207.33

SKETCH



C=0 F=100 D=0/0/24 PF=0
C=0 F=100 D=65535/65535/
C=0 F=100 D=65535/65535/
C=0 F=100 D=65535/65535/

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,270	127.020	161,313
WDK	Deck	1,069	6.850	7,321
BMT	Basement	1,000	38.110	38,106
SFL	Second Floor	1,000	127.020	127,018
HST	Half Story	500	127.020	63,509
OFP	Open Porch	108	31.380	3,389

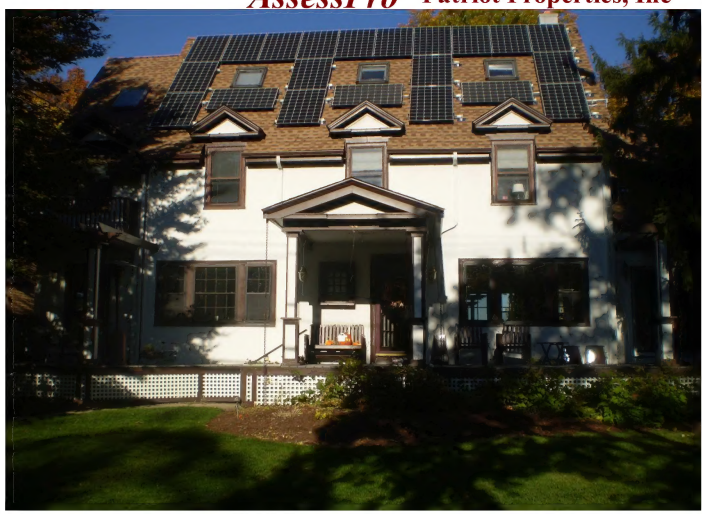
Net Sketched Area:	4,947			Total:	
Size Ad	2770	Gross Are	7097	FinArea	2770

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
17	Cabin	D	S	1	18X18	G	GD	2011	40.00	T	4.8	101			15,400			15,400
3	Garage	D	Y	1	12X24	A	GD	1919	23.68	T	30	101			4,800			4,800
96	Whirl Pool	D	S	1	4	A	AV	1999	500.00	T	16	101			1,700			1,700

More:	N	Total Yard Items:	4,800	Total Special Featues:	17,100	Total:	21,900